

**Architectural Inventory Form**

(Page 1 of 8)

**I. IDENTIFICATION**

1. Resource number: **5BL1320**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Richmond House; Richmond Grocery**
6. Current building name: **Zook House**
7. Building address: **160 4th Avenue**
8. Owner name: **Betty J. Zook**  
Owner address: **1690 28th St. Suite 2-C**  
**Boulder, CO 80301**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**NE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of section 3**  
Zone **13**  
Easting: **491896**  
Northing: **4445960**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **6** Block: **47**  
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_ Determined Eligible - National Register
- \_\_\_\_ Determined Not Eligible - National Register
- \_\_\_\_ Determined Eligible - State Register
- \_\_\_\_ Determined Not Eligible - State Register
- \_\_\_\_ Needs Data
- \_\_\_\_ Contributes to eligible National Register District
- \_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):  
**Rectangular Plan**
15. Dimensions in feet: **1072 square feet**
16. Number of stories: **1½**
17. Primary external wall material  
**Wood / Horizontal Siding**
18. Roof configuration (enter one):  
**Gabled Roof / Cross Gabled Roof**  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Chimney**  
**Attached Garage**

22. Architectural style /  
building type:

**No Style / Vernacular**  
**Wood Frame Cross**  
**Gabled Dwelling**

**21. General Architectural Description**

The building at 160 4th Avenue was built originally, circa 1899, as an attractive single-family dwelling. By the 1930s, the building had been converted into a neighborhood grocery store, and in the ensuing years, it received a number of small additions and alterations. The building was then further altered in the 1960s when it was converted from a grocery store into an apartment house. In its present configuration, the building consists of: a cross gabled west wing which measures 26' by 28'; a clipped gable east wing which measures 22' by 18'; a flat roofed garage, attached to the east elevation, which measures 22' by 14'; and a 9' by 14' carport built onto the north elevation of the attached garage. The building is of wood frame construction, is 1½ stories in height, and its exterior walls are clad with painted white horizontal wood siding, with 1" by 4" corner boards. The original structure rests on a coursed sandstone foundation, covered with concrete pargeting. It appears that some portions of the building have a concrete foundation. The roof is covered with brown asphalt shingles, and the eaves are boxed. One red brick chimney, with a corbelled cap, is located on the ridge; and a shed dormer, with one 1/1 double-hung sash window, is located on the south-facing roof slope. The building's windows include single-light fixed-panes, single and 4-light casements, and single and paired 2/2 double-hung sash with painted white wood frames and surrounds. A painted white wood-paneled door, with one upper sash light, and with an aluminum screen door, leads into the dwelling from a small 4-step concrete porch located on the south elevation. This porch features white wrought iron railings, and an aluminum awning. A rear entry door, located on the north elevation, leads into the building from a 5-step concrete stoop, covered by a shed hood. A set of paired, painted white, vertical wood plank garage doors, side hinged with metal strap hinges, provide vehicular access to the garage at the east end of the south elevation.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This building is located at the northeast corner of 4th Avenue and Atwood Street, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

**24. Associated buildings, features, or objects**

n/a

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate **1899**  
Actual

Source of information:  
**"Town of Longmont, Colorado - Water Rent Collections", on file at the Longmont Archives, Longmont Museum.**

26. Architect:  
**unknown**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**Ross White**

Source of information:  
**"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.**

#### **29. Construction History (include description and dates of major additions, alterations, or demolitions):**

Longmont water rent collection records indicate that this house was constructed in about 1899. Sanborn Insurance maps printed in 1906, 1911, and 1918, all depict a dwelling at this location, with a large bay on the south elevation, and a front porch at the west end of the south elevation. The building's footprint had been enlarged slightly by 1930, as depicted on that year's Sanborn map. In the ensuing years, the building underwent further additions and alterations as it was converted into a neighborhood grocery store. The building's appearance was further modified in the 1960s when its use was changed to an apartment house. The most substantial alterations may have occurred in 1948 when a building permit for an "addition and remodel" was obtained by owner Mrs. H.E. Richmond, and builder Elmer Bloom.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Commerce and Trade / Grocery Store**  
33. Current use(s): **Domestic / Multiple Dwelling**  
34. Site type(s): **Apartment building; former neighborhood grocery; former residence**

### **35. Historical Background**

The building at 160 4th Avenue was constructed circa 1899, and served as a single-family residence until the mid-1930s. According to Longmont water rent collection records, the property was originally owned by Ross White, followed by Ezra Benjamin as owner by 1903. The home's first known residents were George M. and Martha Shaffer who are listed at this address in the 1903-1904 Longmont city directory. Overall, the Shaffers lived in Longmont from 1903 to 1912, during which time Mr. Shaffer served as the superintendent of the Great Western Sugar factory in Longmont. In 1912, he was assigned to Denver where he was promoted to the position of superintendent of construction for Great Western Sugar. Mr. Shaffer lived the remainder of his life in Denver, where he passed away in April 1958 at the age of 89.

The 1906 city directory lists the Benjamin family as the home's occupants at that time. The Benjamins, who owned as well as lived here, included Ezra, his wife Eliza, Frank, and Lizzie. Mr. and Mrs. Benjamin were the proprietors of Benjamin's Meat Market, and Frank Benjamin worked there as a clerk as well. Lizzie Benjamin, in 1906, worked as a telephone operator. The next residents of 160 4th Avenue were Howard E. and Emma (Benjamin) Richmond who took up residency here following their marriage on February 15, 1913. (Emma was presumably related to the Benjamin family who had owned and lived here previously, but the nature of the relationship is unclear.) Howard and Emma lived here together, raising a daughter, Shirley, until Howard's untimely death in September 1933. He had been born at Riverton, Nebraska on October 31, 1886, and had come to Longmont with his family at the age of ten. After coming of age, Mr. Richmond earned a living in the shoe repair business for a number of years, before accepting a position with the Great Western Sugar Company. In 1927 he was hired by the City of Longmont as the municipality's water superintendent. Mr. Richmond died suddenly, the result of a heart condition, on September 9, 1933. He was just 46 years old. Following her husband's death, Emma converted much of the family home into a neighborhood grocery store which she then owned and operated until her own death in November 1964. Over the years, the store was known variously as the Richmond Grocery Store, or as the Home Bakery and Grocery.

After the death of Mrs. Richmond, the building at 160 4th Avenue was converted into a three-unit apartment building.

**36. Sources of Information**

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

City of Longmont Building Permit files.

"George Shaffer Dies in Denver." *Longmont Times-Call*, April 28, 1958, p. 6.

"H.E. Richmond Dies Suddenly Late Saturday." *Longmont Times-Call*, September 9, 1933, p. 1.

"Mrs. Richmond, Area Pioneer, Dies at 74." *Longmont Times-Call*, November 6, 1964, p. 1.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

"Richmond Funeral Rites to be Held Tuesday Afternoon." *Longmont Times-Call*, September 11, 1933, p. 1.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and June 1959.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

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**VI. SIGNIFICANCE**

37. Local landmark designation:  
Yes  
No **xx**  
Date of Designation: **n/a**

**38. Applicable National Register Criteria**

- xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

- xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.
- 2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.
- 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.
- xx** 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.
- 2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
- xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.
- 2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.
- 2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.
- 2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Commerce; Community Planning and Development**

40. Period of Significance: **ca. 1899-1953**

41. Level of Significance:

National:

State:

Local: **xx**

**42. Statement of Significance**

This building is historically significant relative to National Register Criterion A for its association with Longmont's residential development from circa 1899 until the early 1930s. The building is then historically significant for its use as a neighborhood grocery and bakery from the 1930s until the 1960s. To some degree, the structure is also architecturally significant, under Criterion C, for its vernacular construction, although it is apparently substantially altered from its original appearance. The property's level of significance is probably not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. Moreover, due to a fairly substantial loss of integrity, the property also probably does not qualify to be listed as a local landmark by the City of Longmont. In addition, the property could also qualify for listing in the National Register of Historic Places as a contributing resource within the boundaries of the Longmont East Side Historic District, if the district's boundaries were to be expanded. Currently, the property is located outside the district's boundaries.

**43. Assessment of historic physical integrity related to significance:**

This property displays a somewhat below average level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. The building's appearance was modified over time when it was converted into a neighborhood grocery store in the 1930s and 1940s. The building's appearance was further modified in the 1960s when its use was changed to an apartment house.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this building would be considered a contributing resource within the newly formed boundaries.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-41**

Frame(s): **24-26**

Negatives filed at:

**City of Longmont  
Department of Community Development, Planning Division  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **May 22, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**